



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D.M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3009222

**Applicant Name:** Jennifer Taylor for Verizon Wireless

**Address of Proposal:** 6000 16<sup>th</sup> Avenue SW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to expand a minor communication utility by removing a panel mount with nine panel antennae and replacing with a panel mount with twelve panel antennae (Verizon Wireless). Existing minor communication utility to remain.

The following approval is required:

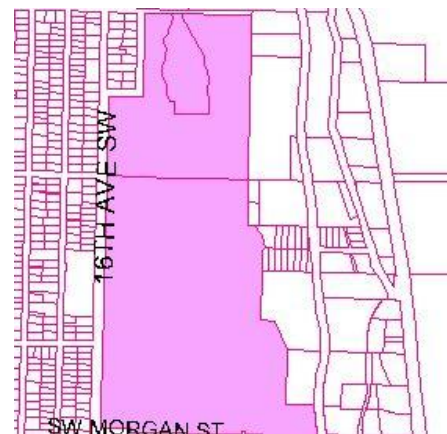
**SEPA - Environmental Determination - Chapter 25.05 SMC**

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☒ DNS with conditions  
☐ DNS involving non-exempt grading, or demolition,  
or involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site and Area Description**

The site, located near the southwest corner of the South Seattle Community College campus, contains an existing 80 foot transmission tower. The subject property is zoned Lowrise One (L1) with a Major Institution Overlay with a 37 foot height limit (MIO 37'). Development in the area consists of a variety of one and two story academic buildings and a residential neighborhood directly to the west of 15<sup>th</sup> Avenue Southwest.



### Proposal Description

The applicant proposes to expand a minor communication utility by removing a panel mount with nine panel antennae and replacing it with a panel mount with twelve panel antennae for Verizon Wireless on the existing 80 foot, lattice transmission tower. The associated equipment cabinet will be located in an equipment cabinet near the base within an existing fenced compound.

### Public Comment

No comment letters were received during the public comment period which ended July 23, 2008.

### ANALYSIS-SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05). The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated June 27, 2008 and Affidavit of Compliance with the FCC Rules on Non-ionizing Electromagnetic Radiation. The information in the checklist and the project file, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in limited short-term impacts to the environment. Due to their temporary nature and limited effects, the impacts are not expected to be adverse or significant.

### Construction Impacts

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for most impacts. Some of the initial construction activity, including placement of the antennas, equipment cabinets and wiring, may involve loud equipment and activities. This construction activity may have an adverse impact on the residents of the neighborhood approximately 300 feet to the west and the college community. Because of the close proximity of the residences, the Department finds that the limitations of the Noise Ordinance are inadequate to mitigate appropriately the adverse noise impacts associated with the proposal. The SEPA Construction Impact policies (SMC 25.05.675B) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit construction activity to non-holiday weekday hours between 7:00 a.m. and 6:00 p.m. and between the hours of 9:00 a.m. and 4:00 p.m. on Saturday (except that grading, delivery and pouring of cement and similar noisy activities shall be prohibited on Saturday). This condition may be modified by DPD to allow work of an emergency nature and to permit low noise exterior work (e.g. installation of landscaping) after approval from DPD. No further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### Visual Impacts

The proposed antennas and microwave dishes will be placed on an existing lattice, transmission tower. The negative view impacts of the antenna panels will be minimal given the height of the tower and the general expectation that antennas are placed on transmission towers. Visual impacts associated with rooftop appurtenances are regulated by the Code requirements related to location, setbacks, screening and rooftop coverage; requirements which the proposal meets. Proposed location and camouflage measures will minimize the potential for adverse visual impact. Thus, no mitigation measures are necessary.

### Environmental Health

SMC Section 25.10.300 contains Electromagnetic Radiation (EMR) standards with which the proposal must comply. The Department's experience with review of this type of installation is that the EMR emissions constitute a small fraction of that permitted under both Federal standards and the standards of SMC 25.10.300 and therefore pose no threat to public health.

There is inconclusive evidence regarding whether there are environmental health risks associated with the operation of and transmission by the type of antennas proposed. An affidavit of compliance with the Federal Communication Commission Standards was given by a registered professional engineer for this proposal. The Federal Communications Commission (FCC) has pre-empted state and local governments from regulating personal wireless service facilities on the basis of environmental effects of radio frequency emissions. Aside from approving FCC standards compliance, the Seattle-King County Department of Public Health is not required to review this proposal further. As such, no additional mitigating measures are warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### **SUMMARY**

In conclusion, several adverse effects on the environment are anticipated resulting from the proposals which are nonsignificant. The condition imposed below is intended to mitigate specific impacts identified in the foregoing analysis, or to control impacts not regulated by codes or ordinances, per adopted City policies.

### **DECISION - SEPA**

This decision was made after review by the responsible official on behalf of DPD as the lead agency of the completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment with respect to transportation, circulation, and parking. An EIS limited in scope to this specific area of the environment was therefore required under RCW 43.21C.030(2)(C).

## **SEPA CONDITIONS**

### **During Construction**

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

1. The hours of construction activity shall be limited to nonholiday weekdays between the hours of 7:00 a.m. and 6:00 p.m. and between the hours of 9:00 a.m. and 4:00 p.m. on Saturday (except that grading, delivery and pouring of cement and similar noisy activities shall be prohibited on Saturday). This condition may be modified by DPD to allow work of an emergency nature. This condition may also be modified to permit low noise exterior work (e.g. installation of landscaping) after approval from DPD.

(New Year's Day, Martin Luther King Junior's Birthday, President's Day, Memorial Day, July 4, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day)

Signature: (signature on file)  
Malli Anderson, Land Use Planner  
Department of Planning and Development

Date: March 5, 2009